

A Special Meeting of the Town Assembly of the Village of Arden was held on May 28, 1981, Chairman William Press, Jr., presiding.

In attendance were:

Mamie Woolery	Bill Press	Tim McCarthy
Virginia Mann	Susan Warner	Bernard Brachman
James Mann	David Warner	Jean K. Brachman
Fred Downs	Jim Brooks	Miriam Berd
Margaret Downs	Aaron Hamburger	Irvin Berd
Betty Knott	Frank Heymann	Wendy Messick
Alfred Bratten	Irene R. Heymann	Aileen Luginbuhl
Carolyn Liberman	Lee Starr	Michael Foley
Russ McKinney	Frank Starr	Ralph Luker
Sarah Hamburger	Rae Gerstine	Marcia Jones
Cy Liberman	Amy Potter Cook	Bunni Hurlong
Bernadette Barrish	Alex Sykulski	Lynn Smith
Arlene Davis	Robert Hilliard	Mary Kumme
Warren Davis	Sarah Moore	Edmond Hurlong
John Hewlett	Joan W. Colgan	Ruth Shaw
Helen Vinson	Thomas Colgan	Eugene Shaw
Mary Burslem	Arlene Bindloss	Michael Brewer
Mary Morley	Bill Bindloss	Rowena Austin
Loretta Gallagher	Nancy Badner	Ruth Holcomb
Andrew Gallagher	Jim Badner	Don Holcomb
Alan Burslem	Leon Tanzer	Jim Larsen
Eliz. Varley Walker	Vicki Rudinoff	Mary Williamson
John Berk	Charles Rudinoff	Kay Horton
Vera N. Berk	Agnes Harris	Wayne Knotts
Cosette Morley	Karen Thomas	Kathleen Vachris
William Morley	James Thomas	Joe Patterson
Ethel G. Monfort	William Bailey	Pat Patterson
Harold Monfort	Sally Thurston	Linda Jobson
Houston Roberts	Bill Theis	Anne Berlin
Conee L. McKinney	Ruth Estes	Jim Semenick
Kathryn Petersen	June Kleban	Carolyn Asher
Mary Andrews	Charles McKean	Mark Altschuler
Eleanor Tschopp	Albert Marks	Beverly Barnett
Bart Passanante	John Austin	Frank Akutowicz
Molca Budin	Bunnie Brand	Sandra Hurlong
Meg Little	John Landis	Marjorie VanGulick
Frances Trench	Nancy Hajar	Norman VanGulick
Lily Herzog	Andrew Foote	Burley Melton
Frank Herzog	Michael Curtis	Christie Brown
Alton Dahl	James Gulley	Tony Colgan
Marie Maguire	Bernard Kleban	Larry Walker
Bertha Brooks	Mason Morgan	Paul Thompson
Patricia Press	Vicki McCarthy	Debbie Theis

Agenda: Petition was received from 25 residents of Arden stating: "Agenda: discussion and action possibly overturning the Montessori agreement approved at the April 20, 1981, Special Town Assembly which authorized the construction of 2 additional modular buildings (each 26' by 57') on the Sherwood Green."

Petition and Resolution approved by the April 20, 1981, meeting were read.

Why was the petition submitted? The notice for the April 20 Special Town Assembly was unclear, it did not indicate the serious nature of the proposed addition to the Buzz Ware Village Center, it did not mention that the addition will be a free standing structure. More full and open discussion of the resolution is needed.

Can Arden legally reconsider the resolution? The Advisory Committee met and considered the petition. The Act to Reincorporate the Village of Arden clearly states that 25 residents may request a Special Town Assembly for any stated purpose. Our attorney, Joseph Rosenthal, was consulted and agreed the reconsideration is legal, no contract has been signed with Montessori.

Moved and Seconded that the meeting be adjourned. Motion defeated.

Moved and Seconded: Move to rescind the resolution passed by the April 20, 1981 Special Town Assembly.

Discussion:

Arguments for the motion:

1. A ten year lease is too long a commitment for Arden to make.
2. Arden should not build on common land. We have a primary duty to preserve our open space and to protect the beauty of Arden.
3. We have opposed zoning variances in the past and should continue to do so.
4. Montessori has been a good tenant, their lease has 2 more years still to run. We must not allow WMA to blackmail us by threatening to leave if the resolution is not passed. Other tenants can be found.
5. The modular units are planned without plumbing, this is not appropriate for small children. Similar units, used by Holy Rosary and St. Pauls are not used daily for children.
6. The traffic and parking problems will be increased by heavier use of the facility.
7. Insurance for the building should be a concern. What is Arden's liability?
8. We need creative programming so the building can be used for Arden children.
9. The \$15,000 maintenance cost is not real. If the building is not in daily use the cost would be less. The building could be closed until a better use is planned.
10. Though the additions are described as temporary, temporary plans have a way of becoming permanent.
11. We do not want Arden's facility used primarily by outsiders, but preserved for our own and our children's use.

12. We believe Arden residents will be willing to pay the necessary tax increase in order to avoid the blight of a trailer park and the increased traffic problem.
13. No one objects to Montessori as a tenant, but there has never been a serious search made by the Buzz Ware Village Center Committee to find another suitable tenant.

Arguments against the motion:

1. The building maintenance will cost the town \$15,000 yearly.
- Will such a line item on the budget pass a referendum?
Realistically, 2/3 of the residents will have to vote yes.
What will we do if it does not pass?
2. The increased space will be valuable to Arden as well as Montessori, one room will be left empty of furniture making it easier for us to hold meetings there.
3. WMA is not blackmailing Arden by threatening to leave the building, they have a realistic need for more space.
4. WMA has proved a good tenant. The present arrangement allows town use for evening meetings, daytime use of the stage area, and summer use of the entire building.
5. No one has proposed a better use of the building in the last 8 years.
6. We would all prefer open greens to buildings, but we can accept the proposal because it is not a permanent arrangement. 10 years is not a long commitment.
7. We cannot afford to use the building without a tenant.
8. Rescinding the resolution would seriously damage Arden's credibility. We made a verbal commitment by majority vote following discussion at two town meetings. If we now rescind that, Arden's word is not to be counted on. It would be an unethical move.
9. Montessori is a good school. Arden should support it by funding scholarships so more Arden children could attend.
10. Objection raised by talk of "outsiders" coming into town and using our facility. Most of us were outsiders at one time. The flow of people and ideas in and out of town is healthy.
11. Arden's slogan is "You are welcome hither". Most Arden facilities are currently underutilized by residents.
12. The school and Sherwood Green are more beautiful when used by children. Montessori is not a violation of space but an enhancement.
13. The first Arden school and the current building were built on common land.

Wendell O'Neill, President of Wilmington Montessori Association, offered to describe their plans. Drawings and scale models were available for study. WMA is open to suggestion from the town and is flexible about the placement of the buildings.

Vote: 53 For, 70 Against, 1 Abstaining. Motion defeated. The resolution of the April 20, 1981 Special Town Assembly remains in effect.

Meeting adjourned.

Sarah S. Hamburger

Sarah S. Hamburger, Secretary